

**PROCEEDINGS OF THE BROWN COUNTY LIBRARY BOARD
EAST BRANCH FACILITY AD HOC COMMITTEE**

A meeting was held on **May 19, 2016 at 4:15 p.m.** at the **Brown County Ashwaubenon Branch Library, 1060 Orlando Drive, Green Bay WI**

PRESENT: CHAD BIANCHI, DAVID RUNNING, JOHN VAN DYCK and JOHN VANDER LEEST

ALSO PRESENT: Brian Simons, Curt Beyler, and Sue Lagerman (staff). Bill Meindl (GB Development News)

CALL TO ORDER Chad Bianchi called the meeting to order at 4:37 p.m.

II. APPROVE/MODIFY AGENDA

Motion by Van Dyck, seconded by Running, to approve the agenda. **Motion carried.**

III. LIST POSSIBLE OPTIONS FOR FUTURE EAST BRANCH FACILITY

Continue as leased property:

The lease can be renewed but the space is not big enough and doesn't follow master plan for regional branch (15,000-25,000 sq. ft.) Presently 6,000 sq. ft. (KR and WH about 23,000; ASH 8,000)

There have been offers to extend space of next door tenant but quality and size issues are reason enough not to re-lease.

Public transportation is an important consideration.

General location is east side or in the vicinity of Bellevue and Ledgeview

Find a another place that meets our needs

Library would like the branch to be a **bigger**; new location; **empty building**

Rent?

Purchase land and build?

Rent property and renovate?

Purchase property and renovate?

Bigger picture options: (global approach) 1. Big box (ex. **Cub Foods East**) could accommodate the approximately 25,000 sq. ft. at Central allocated for centralized functions (Technical Services, maintenance shop, vehicle storage, FFE storage, Administration) AND the East Branch totaling roughly 20,000 sq. ft. There would be 30,000 sq. ft. left for other county department use of other development. 2. Wipe out walls of Central and as an example of another county department that could benefit, the Neville Museum could move in with their storage at Cub. It is known that the museum needs at 12-16 feet ceilings for exhibit and the Central Library floor heights are about 16'. It is being calculated as to what weight load the floors can handle. Public sides of library and museum could co-locate. Efficiencies could be gained in combining maintenance, maintenance shops, etc. If it doesn't work for the museum, it could maybe work for other county departments.

Another option: Mixed Use (not including museum)

Work with a developer to use the space at Central and build floors up.

Advantage: if the downtown facility were sold, the proceeds could be put into the endowment. The plan would be to rent back the space for 20-30 years or buy back a section as a condo-ized portion of the building. Rent agreement would be interest percentage annually of endowment. Building then is added to tax role and generating income.

Another option (Running) could be East Town Mall. Owning own building loses tax revenue. It is likely better off buying or leasing existing properties than buying land and building new.

Van Dyck noted that operationally, it can't be justified that more buildings are needed to serve people. The focus should be on regional-sized buildings that people can get to. Simons commented that the HGA plan defines the differences that can exist among branches.

Next steps include working together with other county departments to see if some solid ideas and costs can be developed.

IV. ASSIGN ROLES FOR EXPLORATION OF OPTIONS

The evaluative process needs to begin.

(Vander Leest) The city gave the land to the Kroc Center; at least 10 years ago. They have an endowment fund that pays for recreational/educational activities with that site. Simons and Vander Leest will set up a meeting with their leaders.

UW-Extension building is another option that Brian will explore more with Troy and Van Dyck.

Running has a contact that he'll approach.

Explorations and inquiries are meant to just be conversational. Nothing is official until the Library Board approves it.

Van Dyck asked how 'east' is defined. It is considered metropolitan, not rural (GV, Bellevue Y, and UW Extension). Future meetings will be scheduled one hour prior to the regular Library Board meeting as needed.

V. SUCH OTHER MATTERS AS ARE AUTHORIZED BY LAW None.

VI. ADJOURNMENT

Motion by Bianchi, seconded by Van Dyck, to adjourn the meeting. **Motion carried.**

The meeting adjourned at 5:13 p.m.

Respectfully submitted,

Dr. Christopher Wagner, Library Board Secretary
Sue Lagerman, Recording Secretary